\* BEFORE THE IN RE: FETITION FOR RESIDENTIAL S/S Blister Street, 700 ft. +/- \* ZONING COMMISSIONER ZONING VARIANCE E of c/l Left Alleron \* OF BALTIMORE COUNTY 32 Blister Street 15th Election District \* Case No. 92-112-A 5th Councilmanic District Roy Michael Boggs, et ux

Petitioners

\* \* \* \* \* \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 5 ft. for the existing dwelling and 3 ft. for the addition (bedrooms), in lieu of the required 10 ft. per side, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this  $\frac{22}{20}$  day of  $\frac{4}{20}$ , 1991 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 5 ft. for the existing dwelling and 3 ft. for the addition (bedrooms), in lieu of the required 10 ft. per side, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

 The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

October 16, 1991

Mr. and Mrs. Roy Michael Boggs 32 Blister Street Baltimore, Maryland 21220

> RE: Petition for Residential Zoning Variance Case No. 92-112-A

Dear Mr. and Mrs. Boggs:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Peoples Counsel

Baltimore County Government \ Office of Zoning Administration and Development Management Office of Planning & Zoning 111 West Chesapeake Avenue Towson, MD 21204

S/S Blister Street, 700'+/- E of c/l Left Alleron 32 Blister Street

Dear Petitioner(s):

Roy and Brenda Boggs 32 Blister Street

Baltimore, Maryland 21220

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 1, 1991. The closing date is October 15, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

G. G. Stephens (301) 887-3391

PETITION FOR RESIDENTIAL VARIANCE 92-112-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section; no. 1 To allow a side yard setback of 5' for the existing dwelling and 3' for the addition in

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

DUE TO GROWTH OF THE FAMILY. Need additional bedrooms, no other practical place to PAIR enlarge existing bedrooms except on side.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

lime of the required 10' per side.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

owner(s) of the property which is the subject of this Petition. Contract Purchaser: City/State/2ip Code Attorney for Petitioner: 547-5695 (Hm. Name, eddress and phone number of legal owner, contract purchaser or representative to be contacted.

petition be posted on the property on or before the day of \_\_\_\_\_\_\_, 19

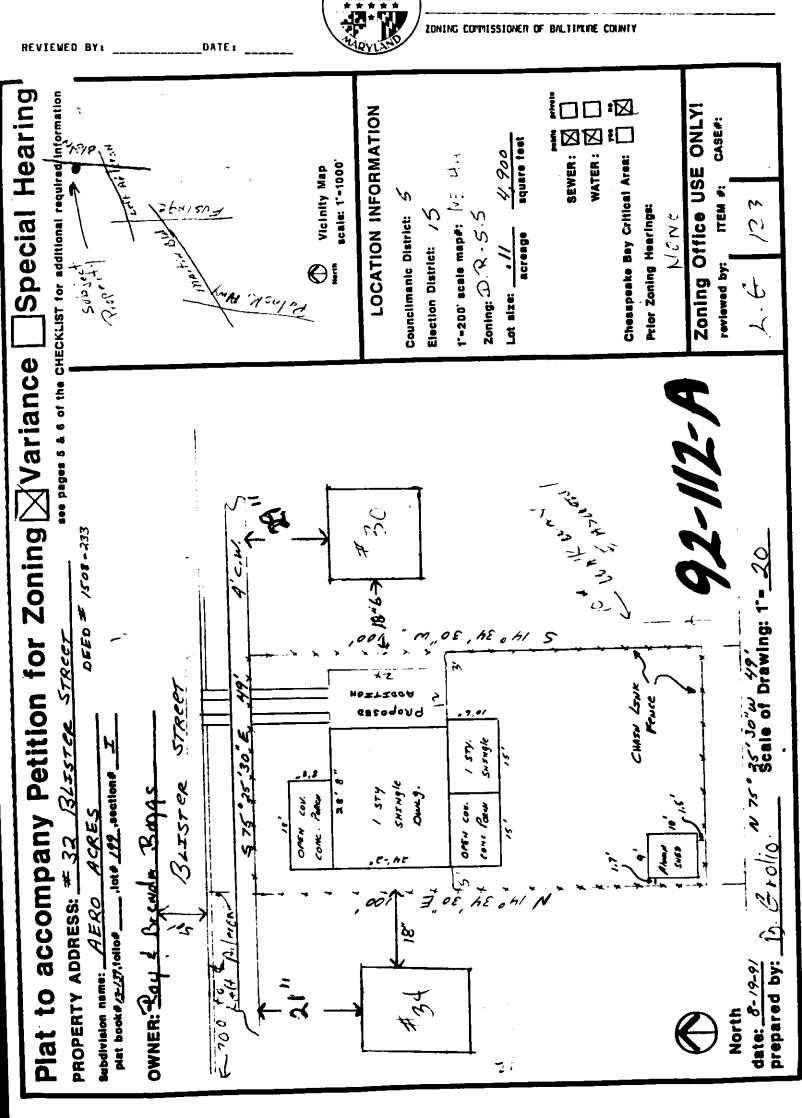
ZONING COMMISSIONER OF BALTIMONE COUNTY

I/We do solemnly declare and affirm, under the

penalties of perjury, that I/we are the legal

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County.

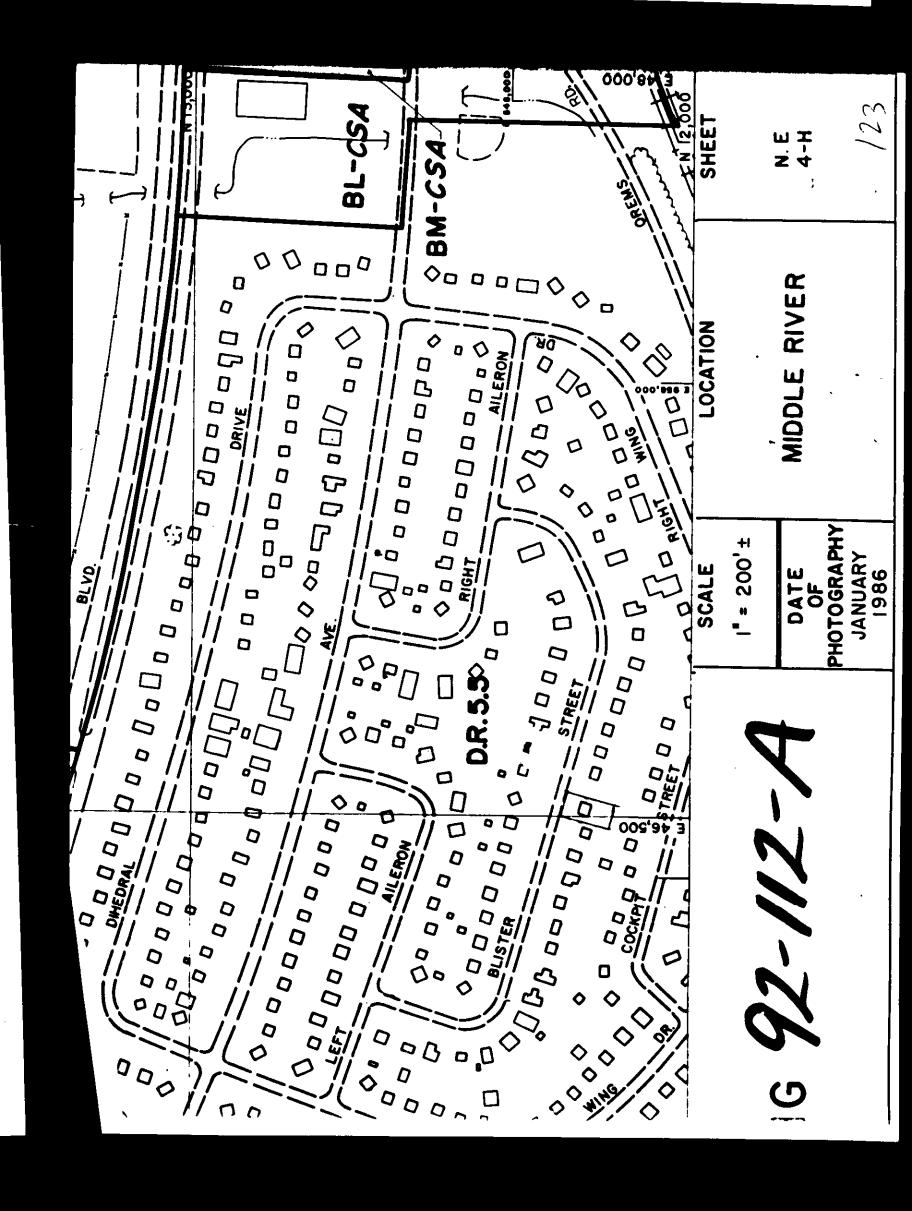
,	DUITINDIO COUNTY!	
	THEY LAND	ZONING CONTISSIONER OF BALTIMURE COUNTY





Beginning at a point on the south side of Blister Street, which is Southeast 1. Complier cornes 50' wide at the distance of 700 +/~' (west of the centerline of the nearest improved intersecting street Left Aileron which is 50' wide. Being Lot #199 Section I in the subdivision of Aero Acres as recorded in Baltimore County Platbook 13, folio 139, containing 4,900 sq. ft. or .11 acres. Also known as 32 Blister Streetand located in the 5th Councilmanic District and 15th Election District.

CERTIFICATE OF POSTING The wife to property Entering the fight one



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

October 4, 1991

Mr. & Mrs. Roy Boggs 32 Blister Street Baltimore, MD 21220

> RE: Item No. 123, Case No. 92-112-A Petitioner: Roy M. Boggs, et ux Petition for Residential Variance

887 3353

Dear Mr. & Mrs. Boggs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Baltimore County Government
Fire Department

#32 BLISTER STREET

7. The Fire Prevention Bureau has no comments at this time.

Planning Croup Special Inspection Division

Item No.: 123 Zoning Agenda: SEPTEMBER 24, 1991

SEPTEMBER 23, 1991

Zoning Plans Advisory Committee

JED:jw

Enclosures

700 East Joppa Road Suite 901 Towson, MD 21204-5500

Zoning Administration and

Location:

Centlemen:

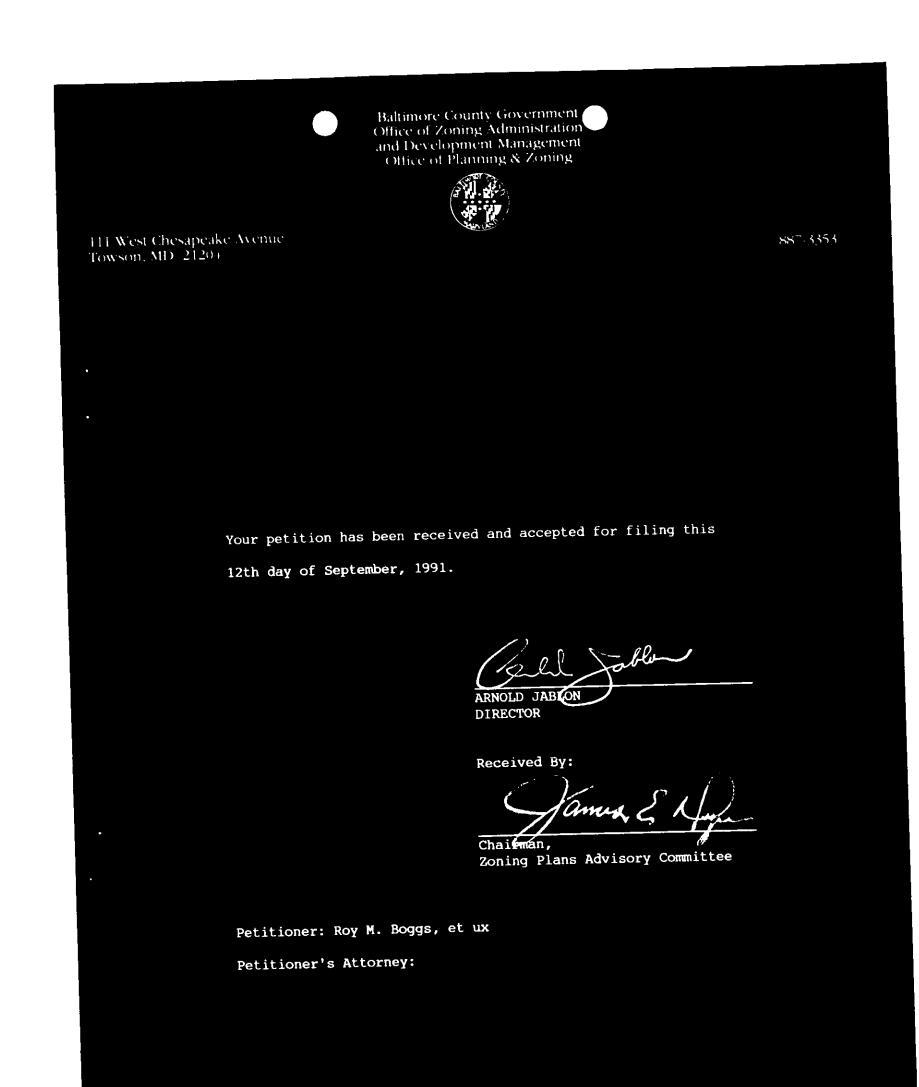
JB/KEK

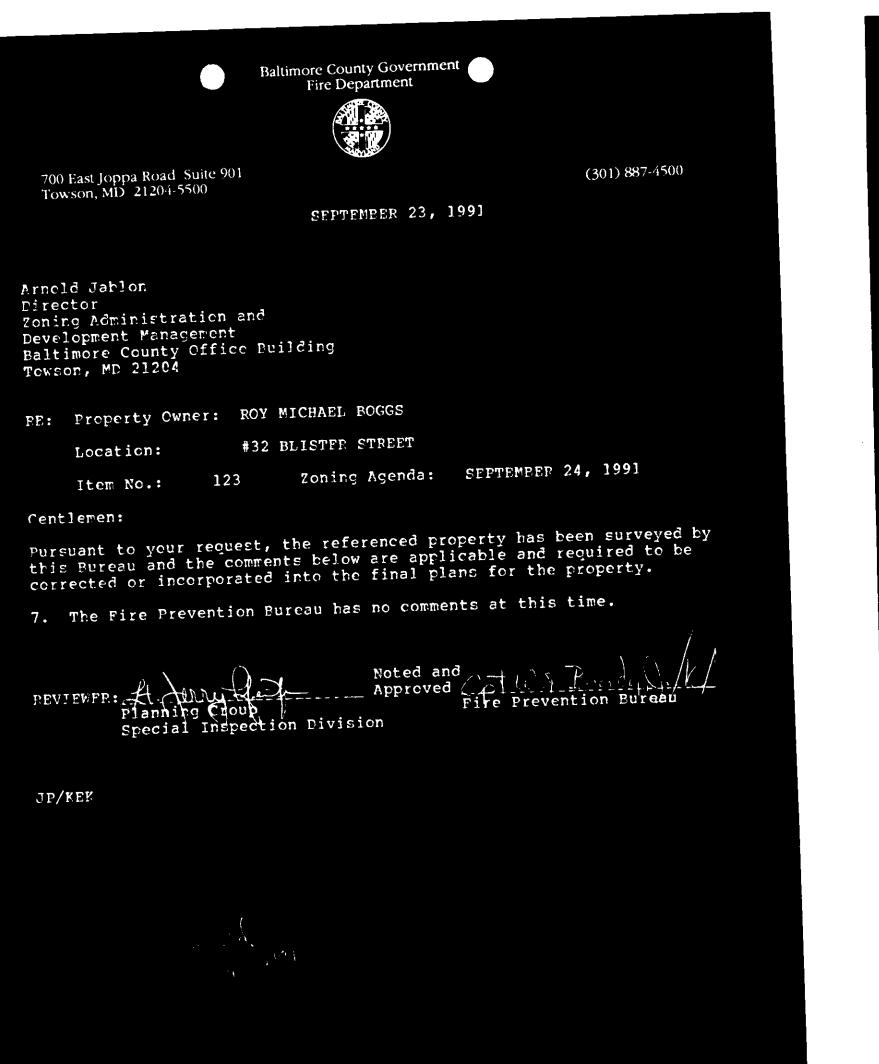
Development Management
Baltimore County Office Building
Towson, MD 21204

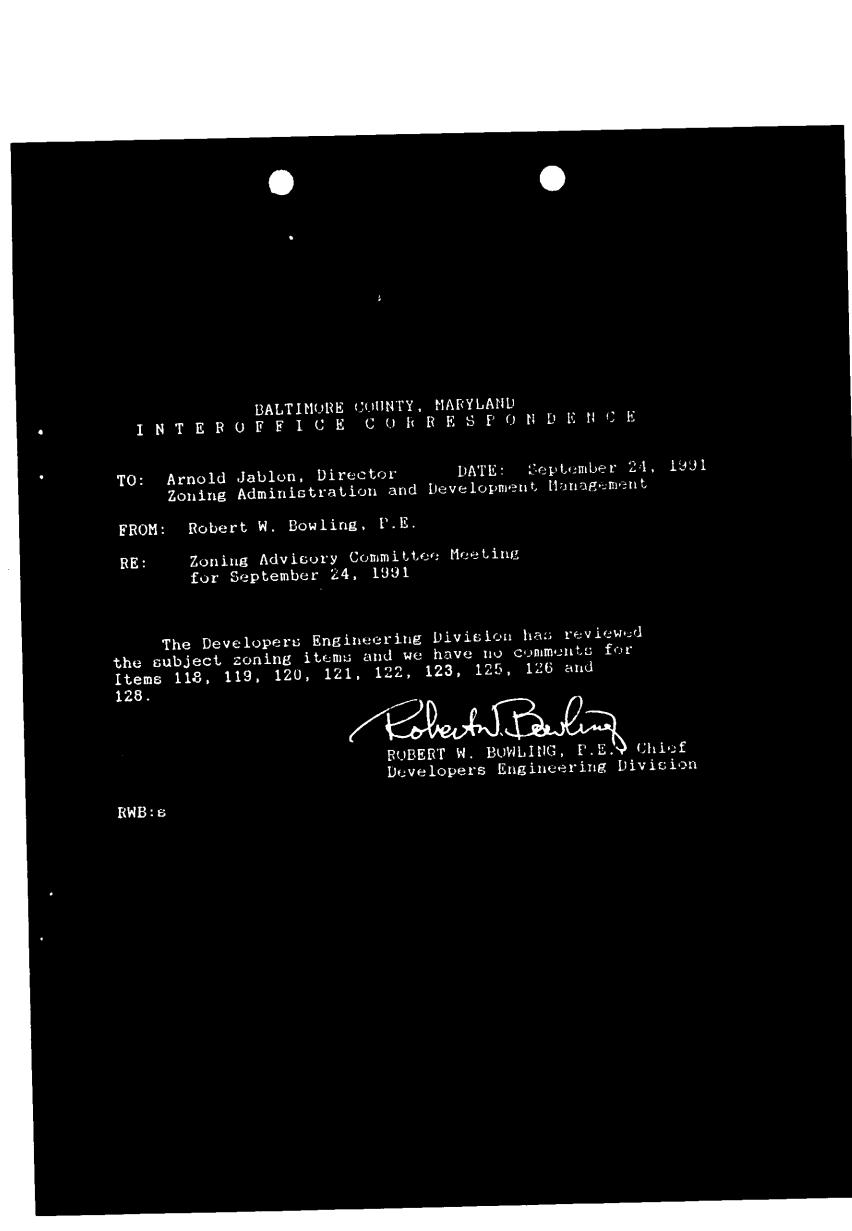
PE: Property Owner: ROY MICHAEL BOGGS

Arnold Jablon

Director







BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Arnold Jablon, Director DATE: September 25, 1991 Zoning Administration and Development Management Pat Keller, Deputy Director Office of Planning and Zoning SUBJECT: Christ-Lutheran Church, Item No. 71
Fitzpatrick Property, Item No. 82
Lorenz Construction Co., Item No. 105 Botzler Associates, Item No. 109
Stupalski Property, Item No. 113
Trent Property, Item No. 119
Boggs Property, Item No 123
Duvall Property, Item No. 126 In reference to the Petitioner's request, staff offers no If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211. PK/JL/pat ITEMNO26/TXTROZ